

## MT. WASHINGTON

Baltimore City Historic District Ordinance 86 6/16/88

## Description:

Mt. Washington is located in northwest Baltimore adjacent to Baltimore County. This Baltimore City Historic District is divided into two sections: to the southeast, South Road/Sulgrave, the first of the areas in which houses were built, and Dixon's Hill, to the north, which was an entrepreneurial project of the well known Baltimore architect Thomas Dixon. The two areas are separated from each other by Kelly Avenue. The district is characterized by frame houses, built individually or in small groups, on large irregularly shaped lots resulting in large expansions of historic open space. Examples of most of the major late 19th and early 20th century building styles used in domestic architecture are present in Mt. Washington. This includes Gothic Revival, Colonial Revival, Italianate, Octagon, etc. Although modern houses have been introduced into Mt. Washington they follow the earlier settlement patterns on large lots. The neighborhood still has a high degree of integrity, its landscape has changed little over time and the curving streets have not been severely altered.

## Significance:

Mt. Washington is considered by some sources to be Baltimore's first suburb. The area's progression from a summer retreat to an active Baltimore suburb contributes to an understanding of the development of Baltimore, the spread of the city's population into the county due to improved transportation systems, and the movement of the white middle class away from downtown. Until the annexation of 1914 Mt. Washington was located in Baltimore County. Mt. Washington traces its origins to 1854 when two men, George Gelbach and Elias Heiner, purchased 314 acres of land near the mill village of Washingtonville. It was Gelbach's intention to establish a rural suburban retreat for Baltimore middle class professionals. Mt. Washington was only 15 minutes from downtown by train. The residents of this suburb could have both the conveniences of the city and the health and moral advantages of the country. During its early years, the 1850s and into the 1860s, Mt. Washington consisted mostly of summer homes. It served as a retreat for Baltimoreans trying to escape the heat and humidity of the City. It was the intention, however, from the beginning for it to become a fulltime suburb. Mt. Washington's growth slowed during the 1860s due to the Civil War and an economic recession. In the latter half of the 1860s building began again in earnest. It continued in the 1870s, often the product of developers who built small groups of houses. John Graham, a resident of Mt. Washington, is an example of such an entrepreneur. He was responsible for a great portion of what is now the South Road section of the district. The northern section of the proposed Mt. Washington Historic District, Dixon's Hill, has its roots in 1855 when Thomas Dixon purchased 20 acres of land from Gelbach in order to initiate his own development. Building in Dixon's Hill also subsided during the Civil War and recession years. In the 1860s, after he had purchased a lumber yard, Dixon returned to the Hill and built a number of houses. It is quite likely that a number of the houses in Dixon's hill are products of this noted architect. Mt. Washington's development continued into the twentieth century resulting in a varied community with homes representing a wide variety of architectural styles. Mt. Washington remains what its early planners intended it to be a country haven for Baltimore professionals.

## NATIONAL REGISTER AND BALTIMORE CITY HISTORIC DISTRICTS

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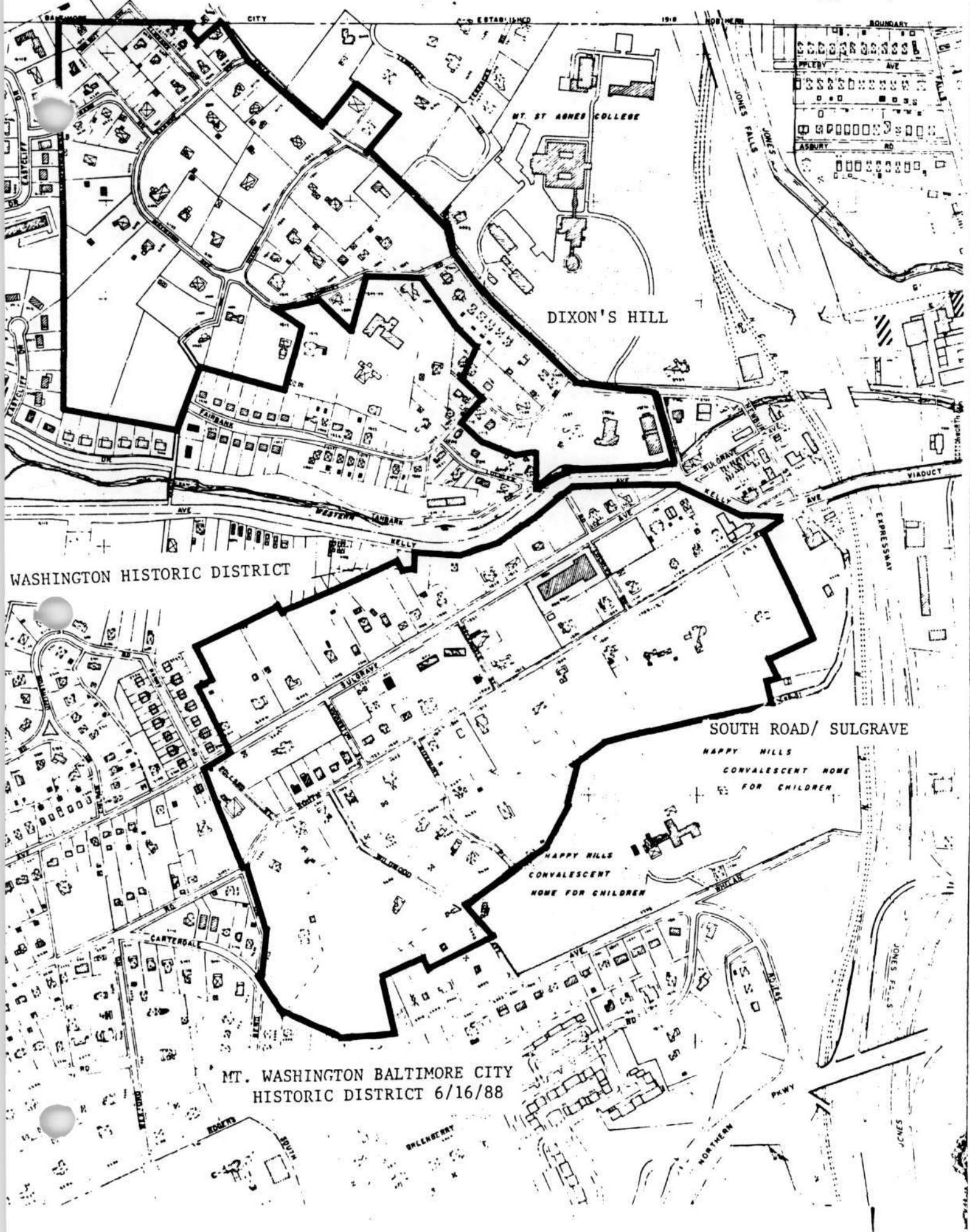
## Mt. Vernon National Register Historic District

Cathedral Street	504-816	503-815
N. Charles Street	516-820	517-829
E. Centre Street		1-111
W. Centre Street	10	13
E. Hamilton Street	6-110	
W. Hamilton Street	8-18	
Lovegrove Street		521-717
E. Madison Street	2-24	1-103
W. Madison Street	8-16	15-105
W. Monument Street	100	101-105
E. Mt. Vernon Place	2-28	1-21
W. Mt. Vernon Place	2-16	1-15
Peabody Mews		11
Ploy Street		617
E. Read Street		3-105
W. Read Street		3-101
St. Paul Street(Pl)	508-810	521-827

## Mt. Washington Baltimore City Historic District

Carterdale Road	2026	
Dixon Road	1802-1902	1801-1905
Elmbank Avenue	6202-6204	6203-6207
Fairbank Road	2000-2002	2001-2003
Gernard Road	6202-6204	6201-6211
Kenway Road	1800-1810	1807
Maywood Avenue	6104-6114	6101-6109
Regent Road	1700-1710	1701-1715
Roxbury Place	5600-5606	5603-5607
Smith Avenue	5800-6200	6019-6101
South Bend		5601
South Road	1700-2100	1703-2007
Sulgrave Avenue	1700-2010	1701-2007
Thornbury Road	1802-1812	1809,1815
Walnut Road	1804-1810	1805
Wildwood Lane	5600-5604	5607
Block 4652-E,Lot 1		
Block 4652-E,Lot 36		
Block 4706 C,Lot 8/13		

B-4495



WASHINGTON HISTORIC DISTRICT

DIXON'S HILL

SOUTH ROAD/ SULGRAVE

HAPPY HILLS  
CONVALESCENT HOME  
FOR CHILDREN

HAPPY HILLS  
CONVALESCENT  
HOME FOR CHILDREN

MT. WASHINGTON BALTIMORE CITY  
HISTORIC DISTRICT 6/16/88



B-4495  
Mt. Washington Baltimore City Historic District  
Baltimore City  
Baltimore West Quad

